

Lake Nona Medical Office

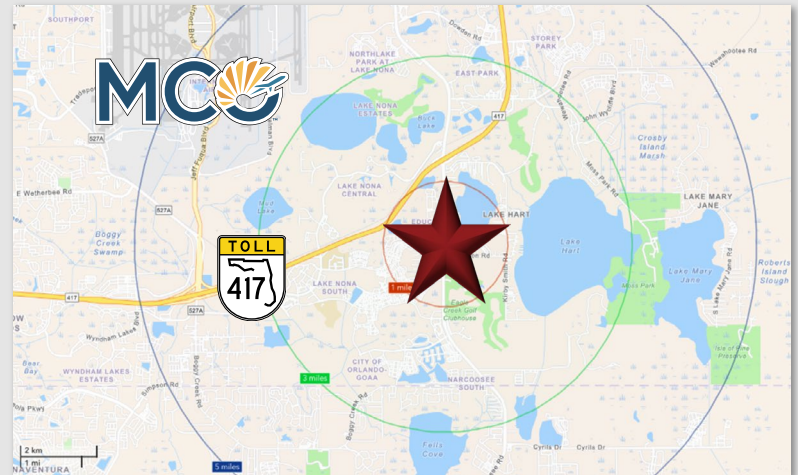
10105 Clear Vista St #200, Orlando, FL 32832



Lease Rate: \$70 NNN

LOCATION HIGHLIGHTS

Prime location with direct frontage on Narcoossee Road (58,500 AADT), across from Lake Nona High School and adjacent to Dwell Luxury Apartments at Nona Place. Positioned in a rapidly growing area within three miles of the Eagle Creek, Laureate Park, and VillageWalk communities, and just minutes from Lake Nona Town Center, Medical City, and the UCF College of Medicine. The property is within walking distance of retailers and restaurants including ALDI, Chick-fil-A, Bolay, and Marco's Pizza, with additional options nearby such as Chipotle, Starbucks, BurgerFi, and First Watch. Convenient access to SR 417 is just five minutes away.



LISTING HIGHLIGHTS

- **±3,000 SF** medical office with **full build-out**
- Next door to SimonMed Imaging
- Build-out includes:
 - Waiting room, reception area, **nurse's station**, breakroom with kitchen, and a medical storage supply room
 - **7 Exam rooms** and 1 private office
 - 2 ADA restrooms, including one with a specimen pass-thru to the **vitals check room/lab**
- Please do not disturb tenant

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	6,993	46,342	96,933
Median HH Income	\$139,417	\$168,913	\$158,725
Average HH Income	\$94,828	\$131,882	\$128,140

CONTACT FOR MORE INFORMATION

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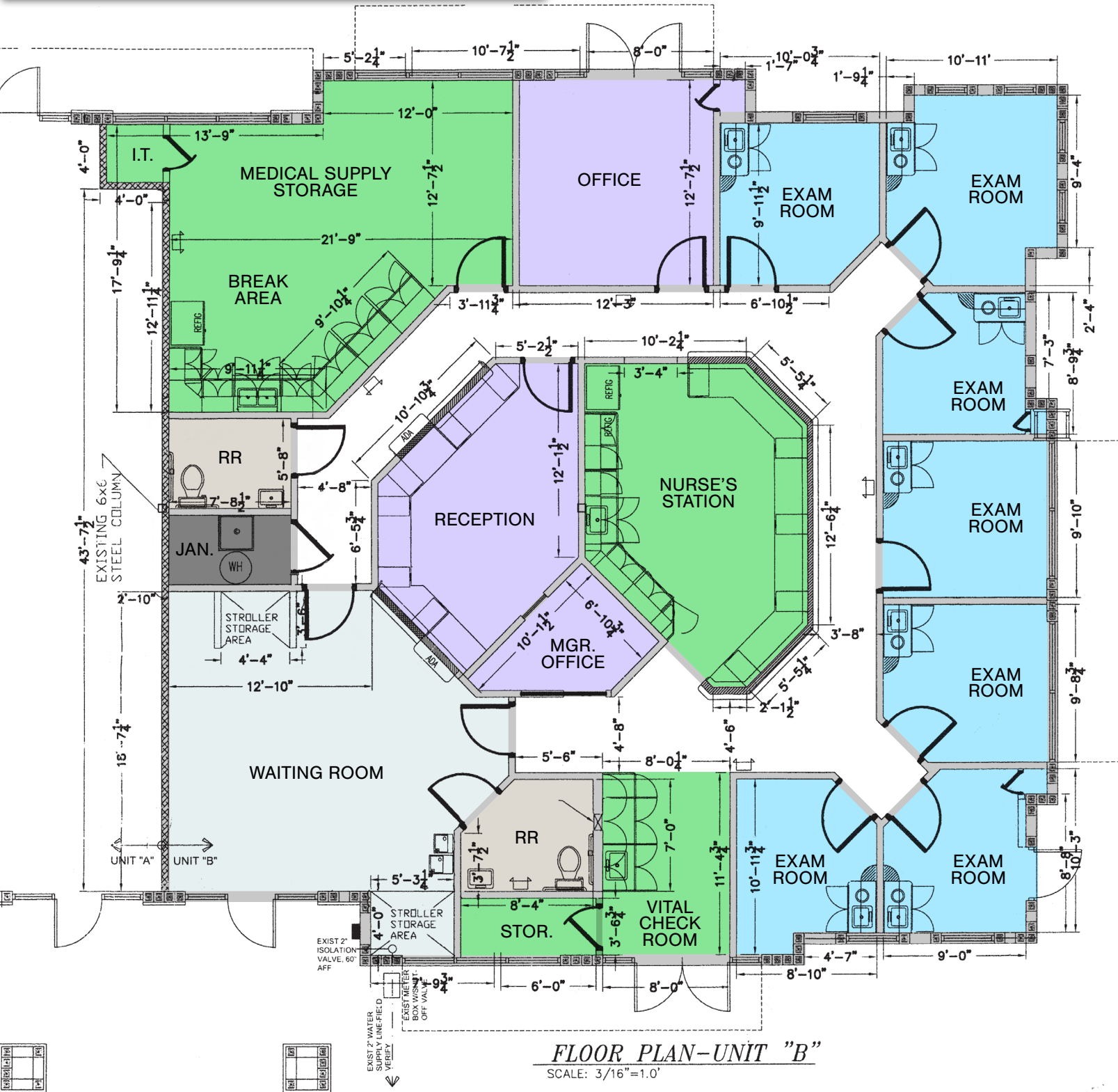
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Commercial Real Estate Services

Licensed Real Estate Broker



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